

MEMORANDUM

5 B

SEP 7 1972

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: ROBERT T. KENNEY, DIRECTOR  
SUBJECT: GOVERNMENT CENTER, MASS. R-35  
REQUEST FOR WAIVER OF  
USE AND OCCUPANCY CHARGES

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As you know, we are in the process of attempting to close out several projects, one of which is Government Center.

Attached is a list of accounts which must be written off to satisfy bookkeeping procedures.

It is the General Counsel's opinion that all legal remedies for collection have been exhausted. You are therefore requested to adopt the following:

VOTED: That the following schedule of sixteen (16) accounts in the amount of \$34,944.15 and described as follows be charged off as uncollectible and the following findings be made that:

- 1) there is no reasonable prospect of collection;
- 2) that the probable cost of further efforts to collect would not be warranted.

Attachement:

GOVERNMENT CENTER PROJECT R-35

SCHEDULE OF ACCOUNTS RECEIVABLE AT JUNE 30, 1972

	<u>ACCOUNT NO.</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
1.	V 1005	P. Halloran	26 Pemberton Sq.	\$ 630.00
2.	V 1134	C. T. Zinni	20 Pemberton Sq.	11,466.70
3.	V 1139	Cardozo & Tucker	20 Pemberton Sq.	337.90
4.	V 1154-4	L. Nathanson	20 Pemberton Sq.	36.00
5.	V 1181-2	Loring Goodale	20 Pemberton Sq.	3,150.00
6.	V 1190-2	Edward Deeley	11 Pemberton Sq.	597.90
7.	V 1196	Jordan & Quarles	11 Pemberton Sq.	45.00
8.	V 1236	Ernest Coutlis	11 Pemberton Sq.	452.20
9.	V 1270	Reuben Dawkins	11 Pemberton Sq.	2,839.15
10.	V 1282	J. Balliro	11 Pemberton Sq.	2,056.55
11.	V 1325-2	Boston Press Club	65 Cambridge St.	5,796.85
12.	V 1517	Irving H. Sheff	10 State St.	2,212.50
13.	V 1545	Arthur Karchenes	8 Faneuil Hall	2,100.00
14.	V 1554-2	G. Zeller	10 State St.	78.40
15.	V 1556	Fagone & Aliamo	6 Faneuil Hall	150.00
16.	V 1558	Clayton Peabody	6 Faneuil Hall	2,995.00
			TOTAL	\$ 34,944.15

GOVERNMENT CENTER PROJECT R-35  
SCHEDULE OF ACCOUNTS RECEIVABLE

<u>Account Number</u>	<u>Name</u>	<u>Address</u>	<u>Amount Due</u>	<u>Status</u>
474	Langone Funeral Home	58 Merrimac St.		Not Vacated
1005	P. Halloran	26 Pemberton Sq.	630.00	Returned by Curhan & Curhan uncollectible 7/31/68 as requested.
1134	C. T. Zinni	20 Pemberton Sq.	11,466.70	Curhan & Curhan returned as 8/6 uncollectible - failure of claimant to co with suit re commendations. Curhan & Curhan returned as uncollectible 7/3/69 - as requested.
1139	Cardozo & Tucker (Settled by the U.S. + Mr. Johnson)	20 Pemberton Sq.	337.90	Curhan & Curhan returned as uncollectible 7/3/69 - as requested.
1154-4	L. Nathanson	20 Pemberton Sq.	36.00	No Record
1181-2	Loring Goodale	20 Pemberton Sq.	3,150.00	Curhan & Curhan returned as uncollectible financially worthless 12/24/69
1190-2	Edward Deeley <i>perhaps note to come Mr. Grossman at C+C handling this</i>	11 Pemberton Sq.	597.90	Curhan & Curhan handling in sui Curhan & Curhan to call on this.
1196	Jordan & Quarles	11 Pemberton Sq.	45.00	Curhan & Curhan received judgment from court but unable to locate 2/9/71.
1236	Ernest Coutlis	11 Pemberton Sq.	452.20	Curhan & Curhan unable to locate 12/4/67.
1270	Reuben Dawkins	11 Pemberton Sq.	2,839.15	Curhan & Curhan returned as uncollectible - financially worthless 12/30/71.



GOVERNMENT CENTER PROJECT R-35  
SCHEDULE OF ACCOUNTS RECEIVABLE

<u>Account Number</u>	<u>Name</u>	<u>Address</u>	<u>Amount Due</u>	<u>Status</u>
V 1282 (10)	J. Balliro	11 Pemberton Sq.	2,056.55	Curhan & Curhan handled - see correspondence attached - accepted \$250 2/18/71 and \$250 3/17/71 in settlement
V 1325-2 (11)	Boston Press Club	65 Cambridge St.	5,796.85	Curhan & Curhan returned as uncollectible - in receivership no assets 6/26/71
V 1517 (12)	Irving H. Sheff	10 State St.	2,212.50	Curhan & Curhan handled this account. Settled 6/11/70 for \$1,500 releases signed remittance sent 6/30/70.
V 1545 (13)	Arthur Karchenes	8 Faneuil Hall	2,100.00	Curhan & Curhan unable to locate 3/5/70.
V 1554-2 (14)	G. Zeller	10 State St.	78.40	Curhan & Curhan judgment against BRA \$80. judgment against Zeller \$93 we received \$13.60 in full payment.
V 1556 (15)	Fagone & Aliamo	6 Faneuil Hall	150.00	Curhan & Curhan returned as uncollectible - 6/19/70 unlocated.
1557	Margo's Restaurant	6 Faneuil Hall		Not Vacated
V 1558 (16)	Clayton Peabody	6 Faneuil Hall	2,995.00	Suit brought by Basil Yamakakis Plaintiff's Declaration filed 1/27/69 Pending in Court.

GOVERNMENT CENTER PROJECT R-35  
SCHEDULE OF ACCOUNTS RECEIVABLE

<u>Account Number</u>	<u>Name</u>	<u>Address</u>	<u>Amount Due</u>	<u>Status</u>
1559	Donnelly Advt.	6 Faneuil Hall		Not Vacated
1576	Jackson Constr. Co.	Cambridge & Chardon Sts.		Not Vacated
1577	Sea N'Surf, Inc.	City Hall Plaza		Not Vacated
1578	A. J. Martin			Not Vacated

TOTAL AMOUNT DUE  
VACATED ACCOUNTS

\$34,944.15



Inter-Office Communication

To John C. Conley, General Counsel  
From Peter F. Hines, Assistant General Counsel  
Date August 1, 1972  
Subject GOVERNMENT CENTER PROJECT  
CLAIM STATUS REPORT - UNCOLLECTIBLE ACCOUNTS

RECEIVED  
1972 AUG -1 PM 3:41  
BOSTON REDEVELOPMENT  
AUTHORITY

Persuant to your instructions I personally reviewed the following claims with Atty. Jacob Smith, Partner, in the firm of Curhan, Curhan & Smith.

P. HALLORAN, 26 Pemberton Sq., #V 1005. In March, 1967, this case was closed as uncollectible. The law office now finds it impossible to locate its file, but has a card notation that upon investigation they were unable to locate any assets of the defendant. Amount outstanding: \$630.00.

C. T. ZINNI, 20 Pemberton Sq., #V 1134. This file is marked as follows, "Claimant, BRA, has failed to comply with suit recommendations". Mr. Smith is willing to pursue this suit on proper authorization and cooperation by the BRA. However, in the background there is a dispute between Atty. Zinni and his former associates as to their separate liability in the amount of space occupied by each at the time of the taking. Amount outstanding: \$11,466.70.

CARDOZO & TUCKER, 20 Pemberton Sq., #V 1139. This file is marked, "Settled by BRA," and instructions given to outside counsel to mark the case as such and close. Therefore, Mr. Smith's records do not show the actual amount outstanding, nor what the settlement was. Amount outstanding: \$337.90.

L. NATHANSON, 20 Pemberton Sq., #V 1154-4. There is no record in this law office with regard to this claim for \$36.

LORING GOODALE, 20 Pemberton Sq., #V1181-2. Investigation by the outside counsel showed this defendant to be financially worthless and the amount uncollectible. The BRA was so advised on December 24, 1969. Amount outstanding: \$3,150.00.

EDWARD DEELEY, 11 Pemberton Sq., #V1190-2. This case is now in suit and awaiting a final disposition. Amount outstanding: \$597.90.



JORDAN & QUARLES, 11 Pemberton Sq., #V 1196. Originally the outside attorney obtained an execution in 1966 in the amount of \$250. The debtor has reduced this to \$45. The debtor's last payment was in March, 1970. Outside counsel has just obtained a new address of the debtor and will continue efforts to collect balance.

ERNEST COUTLIS, 11 Pemberton Sq., #V1236. An execution was obtained on June 27, 1967, in the amount of \$516.59. One year after the date of execution this file was closed after a number of attempts by the constable to locate the debtor. He could not be found to be served personally and all of his property is in his brother's name. Amount outstanding: \$452.20.

REUBEN DAWKINS, 11 Pemberton Sq., #V1270. It is outside counsel's opinion that this debtor is financially worthless and the amount uncollectible. Amount outstanding: \$2,839.15.

J. BALLIRO, 11 Pemberton Sq., #V 1282. When this case was originally referred to outside counsel the amount owed was \$3,850. When the balance had been reduced to \$906.35, the debtor made an offer of \$500 which was accepted and the case was marked settled in full and as approved in January, 1971, by Mr. Johnson. Therefore, the total amount collected was approximately \$3,450 and the balance of \$400 regarded as a "Washout".

IRVING H. SHEFF, 10 State St., #V 1517. On the day before trial of this case, April 13, 1970, Atty. Alan Curhan spoke to Mr. Johnson and received approval to settle the outstanding amount of \$3,712.50 for \$1,500. All parties agreed to this settlement just before trial, at which time the defendant reserved his rights to any relocation payment that might be due him. Amount outstanding: \$2,212.50

ARTHUR KARCHENES, 8 Faneuil Hall, #V 1545. The original claim was for \$2,100 and is now marked "Closed" after considerable effort to locate. In the opinion of outside counsel the Statute of Limitations may now be barred to any further action. Amount outstanding: \$2,100.

G. ZELLER, 10 State St., #V 1554-2. Cross suits. Zeller obtained judgment of \$10 v. BRA and BRA obtained judgment of \$93 v. Zeller. Mr. Zeller then paid \$13. This case is closed.

FAGONE & ALIAMO, 6 Faneuil Hall, #V 1556. This file was closed on June 19, 1970, with the notation "After search the debtor was not locatable". Amount outstanding: \$150.

CLAYTON PEABODY, 6 Faneuil Hall, #V 1558. The law office of Curhan, Curhan & Smith does not have a file on this case and they are certain it was never assigned to them. Amount outstanding: \$2,995.

This summary omits, as directed, the Boston Press Club, 65 Cambridge St., Account V 1325-2, amount outstanding: \$5,796.85.

PH:bc



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1.	V 1005- <i>Q380</i>	P. Halloran	26 Pemberton Sq.	\$ 630.00	✓
2.	V 1134-	C. T. Zinni	20 Pemberton Sq.	11,466.70	✓
3.	V 1139- <i>Settled</i>	Cardozo & Tucker	20 Pemberton Sq. 99542	337.90	✓
4.	V 1154-4	L. Nathanson	20 Pemberton Sq.	36.00	✓
5.	V 1181-2 ✓	Loring Goodale	20 Pemberton Sq.	3,150.00	✓
6.	V 1190-2 <i>in city</i>	Edward Deeley	11 Pemberton Sq.	597.90	✓
7.	V 1196 <i>not paid</i>	Jordan & Quarles	11 Pemberton Sq.	45.00	✓
8.	V 1236 ✓	Ernest Coutlis	11 Pemberton Sq.	452.20	✓
9.	V 1270	Reuben Dawkins	11 Pemberton Sq.	2,839.15	✓
10.	V 1282	J. Balliro	11 Pemberton Sq.	2,056.55	✓
11.	V 1325-2	Boston Press Club	65 Cambridge St.	5,796.85	
12.	V 1517 -	Irving H. Sheff	10 State St.	2,212.50	✓
13.	V 1545 ✓	Arthur Karchenes	8 Faneuil Hall	2,100.00	✓
14.	V 1554-2 ✓	G. Zeller	10 State St.	78.40	✓
15.	V 1556 -	Fagone & Aliamo	6 Faneuil Hall	150.00	✓
16.	V 1558	Clayton Peabody	6 Faneuil Hall	2,995.00	
			TOTAL	\$ 34,944.15	

